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F. ANN RODRIGUEZ, RECORDER
RECORDED BY: LLW
DEPUTY RECORDER
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LANTI
FENNEMORE CRAIG
3003 N CENTRAL AVE 2600
PHOENIX AZ 85012



DOCKET: 13722
PAGE: 2221
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AMOUNT PAID \$ 24.00

Suite 2600
Phoenix, Arizona 85012-2913

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dianna Lebrecht and Annalisa Moore Masunas, each a successor Co-Trustee of the Natalie Guyton Lebrecht Trust**, dated October 21, 1996 (as to Parcels 1, 2 and 4), and **Avra Valley Ranch & Properties, LLC**, an Arizona limited liability company (as to Parcels 3, 5, 6, 7A, 7B, 8, 9, 10, 11 and 12, together with the easements described as Parcels 11A and 12A) (individually, and collectively, "Grantor"), do hereby convey, grant and sell to **Rosemont Copper Company**, an Arizona corporation ("Grantee"), any and all interest in and to the real property situated in Pima County, Arizona, legally described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), together with all improvements thereon, and all rights, privileges, easements, hereditaments, tenements and appurtenances belonging to such Property.

The Property is conveyed, granted and sold subject only to the matters described on Exhibit "B" attached hereto and incorporated herein by this reference, and Grantor warrants the title as against all acts of Grantor and no other. Grantor hereby quit-claims any and all water rights appurtenant to the Property owned by Grantor.

DATED this day of January, 2010.

GRANTOR:

THE NATALIE GUYTON LEBRECHT TRUST,
dated October 21, 1996

By: _____

Dianna Lebrecht, Successor Co-Trustee


By: _____

Annalisa Moore Masunas, Successor Co-Trustee


2271583/15556.020

AVRA VALLEY RANCH & PROPERTIES, LLC,
an Arizona limited liability company

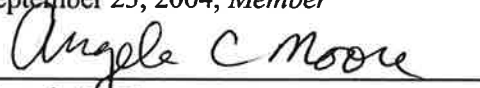
By: DIANNA LEBRECHT TRUST,
dated December 1, 1998, *Member*

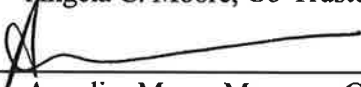
By: 
Dianna Lebrecht, Trustee

By: NATALIE C. LEBRECHT TRUST,
dated July 24, 1992, *Member*

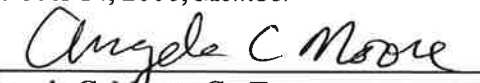
By: 
Natalie C. Lebrecht, Trustee

By: BRANDON SCHINDLER IRREVOCABLE TRUST,
dated September 23, 2004, *Member*

By: 
Angela C. Moore, Co-Trustee


By: 
Annalisa Moore Masunas, Co-Trustee

By: THE ROYANNA L. MOORE IRREVOCABLE
ADMINISTRATIVE TRUST,
dated October 14, 2006, *Member*


By: 
Angela C. Moore, Co-Trustee

By: 
Annalisa Moore Masunas, Co-Trustee

By: MASUNAS FAMILY TRUST,
dated August 20, 2003, *Member*

By: 
Annalisa Moore Masunas, Trustee

By: ANGELA C. MOORE TRUST,
dated May 14, 2001, *Member*

By: 
Angela C. Moore, Trustee

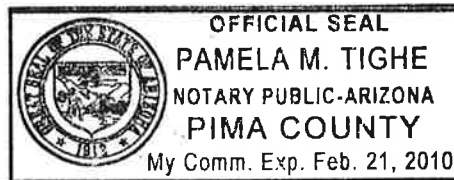
STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 9 day of January, 2010, by Dianna Lebrecht, Successor Co-Trustee of The Natalie Guyton Lebrecht Trust, dated October 21, 1996, on behalf of the trust.


Notary Public

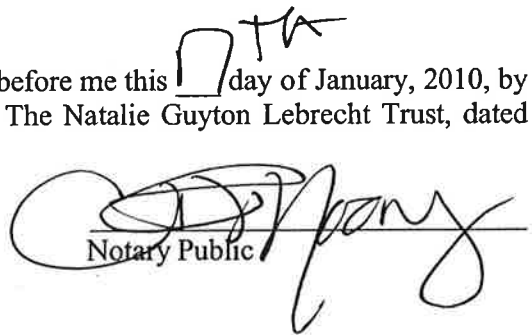
My Commission Expires:

2/21/2010

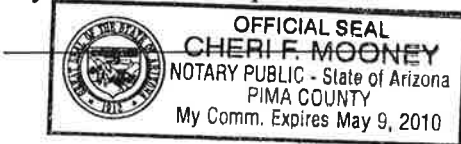


STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 17 day of January, 2010, by Annalisa Moore Masunas, Successor Co-Trustee of The Natalie Guyton Lebrecht Trust, dated October 21, 1996, on behalf of the trust.



Notary Public

My Commission Expires:



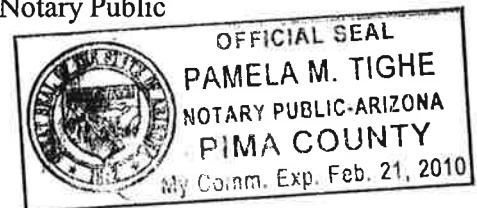
STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 8 day of January, 2010, by Dianna Lebrecht, Trustee of the Dianna Lebrecht Trust, dated December 1, 1998, a Member of Avra Valley Ranch & Properties, LLC, an Arizona limited liability company, on behalf of the company.


Notary Public

My Commission Expires:

2/21/2010



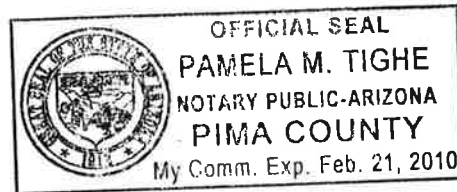
STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 8 day of January, 2010, by Natalie C. Lebrecht, Trustee of the Natalie C. Lebrecht Trust, dated July 24, 1992, a Member of Avra Valley Ranch & Properties, LLC, an Arizona limited liability company, on behalf of the company.




Notary Public

My Commission Expires:
2/21/2010



STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 7th day of January, 2010, by Angela C. Moore, Co-Trustee of the Brandon Schindler Irrevocable Trust, dated September 23, 2004, a Member of Avra Valley Ranch & Properties, LLC, an Arizona limited liability company, on behalf of the company.

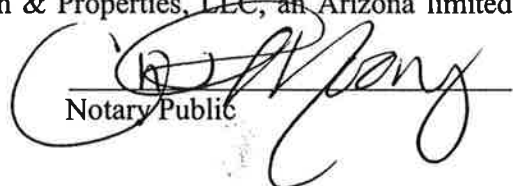


Notary Public

My Commission Expires:


STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 7th day of January, 2010, by Annalisa Moore Masunas, Co-Trustee of the Brandon Schindler Irrevocable Trust, dated September 23, 2004, a Member of Avra Valley Ranch & Properties, LLC, an Arizona limited liability company, on behalf of the company.

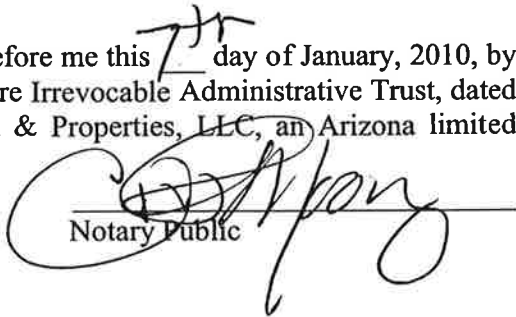


Notary Public

My Commission Expires:


STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 7th day of January, 2010, by Angela C. Moore, Co-Trustee of The Royanna L. Moore Irrevocable Administrative Trust, dated October 14, 2006, a Member of Avra Valley Ranch & Properties, LLC, an Arizona limited liability company, on behalf of the company.

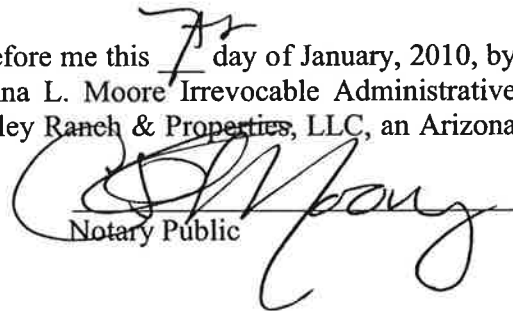

Notary Public

My Commission Expires:

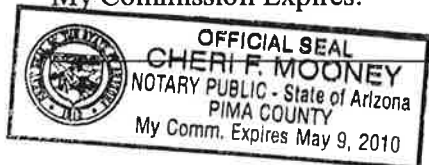


STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 7th day of January, 2010, by Annalisa Moore Masunas, Co-Trustee of The Royanna L. Moore Irrevocable Administrative Trust, dated October 14, 2006, a Member of Avra Valley Ranch & Properties, LLC, an Arizona limited liability company, on behalf of the company.

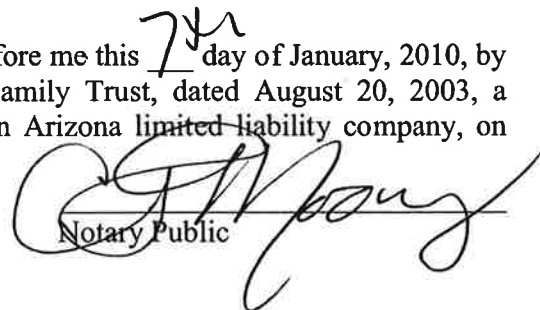

Notary Public

My Commission Expires:

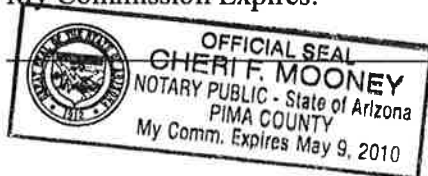


STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 7th day of January, 2010, by Annalisa Moore Masunas, Trustee of the Masunas Family Trust, dated August 20, 2003, a Member of Avra Valley Ranch & Properties, LLC, an Arizona limited liability company, on behalf of the company.

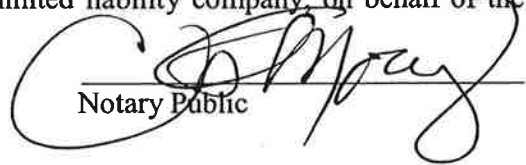

Notary Public

My Commission Expires:



STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 7th day of January, 2010, by Angela C. Moore, Trustee of the Angela C. Moore Trust, dated May 14, 2001, a Member of Avra Valley Ranch & Properties, LLC, an Arizona limited liability company, on behalf of the company.


Notary Public

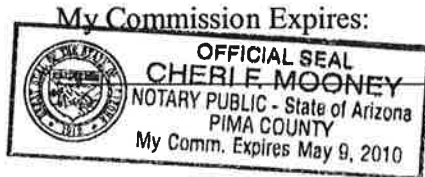


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

Lots 1, 2, and 3 of Section 10, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona; and

EXCEPT the North half of the North half of Lot 3.

FURTHER EXCEPT any portion thereof described as Bull Dozer Lode Mining Claim designated by the Surveyor General as Lot 41, sometimes called Bull Dozer Mine and the Bulldozer Mine, located in the Helvetia Mining District, Pima County, Arizona, as described in Mineral Certificate No. 315, issued by The United States of America to Robert H. Paul on September 17, 1886, and recorded in Docket 1256 at page 244.

FURTHER EXCEPT all oil, gas and associated hydrocarbons reserved in Docket 7933 at page 1009.

Parcel 2

Lots 1, 2, 3 and 4; the South Half of the Northwest Quarter; and the Southwest Quarter of Section 15, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT any portion thereof described as Bull Dozer Lode Mining Claim designated by the Surveyor General as Lot 41, sometimes called Bull Dozer Mine and the Bulldozer Mine, located in the Helvetia Mining District, Pima County, Arizona, as described in Mineral Certificate No. 315, issued by The United States of America to Robert H. Paul on September 17, 1886, and recorded in Docket 1256 at page 244

FURTHER EXCEPT all oil, gas and associated hydrocarbons reserved in Docket 7933 at page 1009.

Parcel 3

The West half of the Northeast quarter of the Southwest quarter of the Northeast quarter of Section 22, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 4

The East half of the Southeast quarter of the Northwest quarter of Section 22, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 5

The Northwest quarter of the Southwest quarter EXCEPT the West half of the Northwest quarter thereof, of Section 22, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 6

The Southwest quarter of the Southwest quarter of Section 22, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 7A

The West half of the Northwest quarter of the Southeast quarter of Section 22, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 7B

The East half of the Northeast quarter of the Southwest quarter of Section 22, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 8

The Northwest quarter of the Southwest quarter of Section 23, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT mineral rights reserved in Docket 7953 at page 1117.

Parcel 9

The East half of the West half of the Northwest quarter of the Southeast quarter of Section 23, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT mineral rights reserved in Docket 7817 at page 1152.

Parcel 10

The Northwest quarter of the Southeast quarter, EXCLUDING the West half thereof, of Section 23, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT mineral rights reserved in Docket 7808 at page 1394.

Parcel 11

The Northeast quarter of the Northwest quarter of Section 27, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 11A

An easement over the North 30 feet of the balance of said Section 27 lying to the West of the above Parcel 11; and

An easement over the West 30 feet of the Southwest quarter of the Southwest quarter of Section 22, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 12

The Northeast quarter of the Northeast quarter of Section 27, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel 12A

An easement over the North 30 feet of the balance of said Section 27 lying to the West of the above Parcel 12; and

An easement over the West 30 feet of the Southwest quarter of the Southwest quarter of Section 22, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. RESERVATIONS contained in the Patent from the United States of America, recorded in Book 42 of Deeds at page 265, reading as follows:

SUBJECT to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America.

(Affects Lots 1 and 2 of Parcel 1; Lots 1 and 2 of Parcel 2)

2. RESERVATIONS contained in the Patent from the United States of America, recorded in Book 84 of Deeds at page 466, reading as follows:

RESERVED from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States of America. Excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862)

(Affects Lot 3 of Parcel 1; Lot 4 and the Southwest quarter of the Northwest quarter, and the West half of the Southwest quarter of Parcel 2)

3. RESERVATIONS contained in the Patent from the United States of America, recorded in Book 119 of Deeds at page 321, reading as follows:

RESERVED from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States of America. Excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862)

(Affects Lot 3, the Southeast quarter of the Northwest quarter, and the East half of the Southwest quarter of Parcel 2)

4. RESERVATIONS contained in the Patent from the United States of America, recorded in Docket 435 at page 512, reading as follows

SUBJECT to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America.
(Affects Parcels 3, 4, 5, 6, 7A, 7B, 8, 9, 10, 11 and 12)

5. (INTENTIONALLY OMITTED)

6. (INTENTIONALLY OMITTED)

7. RESERVATION of all rights to oil, gas and associated hydrocarbons in Docket 7933 at page 1009.
(Affects Parcels 1 and 2)

8. RESERVATION of mineral rights in Docket 7953 at page 1117.
(Affects Parcel 8)

9. RESERVATION of mineral rights in Docket 7817 at page 1152.
(Affects Parcel 9)

10. RESERVATION of mineral rights and 30-foot easement for ingress, egress and utilities, as set forth in Docket 7808 at page 1394.
(Affects Parcel 10)

11. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	1032
Page	114
Purpose	electric facilities
(Affects Parcels 1 and 2)	

12. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	1032
Page	115
Purpose	electric facilities
(Affects Parcel 1)	

157/157 000001-1

13. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	2935
Page	21
Purpose	right-of-way and utilities
(Affects Parcels 5 and 6)	

14. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	3782
Page	412
Purpose	ingress and egress
(Affects Parcels 1 and 2)	

15. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	4412
Page	595
Purpose	ingress and egress, utilities
(Affects Parcels 5 and 6)	

16. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	6687
Page	1339
Purpose	ingress and egress, utilities
(Affects Parcels 9 and 10)	

17. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	7723
Page	920
Purpose	ingress and egress, utilities
(Affects Parcel 9)	

18. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	8245
Page	262
Purpose	ingress and egress, utilities
(Affects Parcels 11 and 12)	

19. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	10006
Page	1602
Purpose	ingress and egress, utilities
(Affects Parcels 5 and 6)	

20. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	12620
Page	6484
Purpose	right-of-way and utility
(Affects Parcel 1)	

21. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	12620
Page	6488
Purpose	right-of-way and utility
(Affects Parcel 2)	

22. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	12620
Page	6494
Purpose	right-of-way and utility
(Affects Parcel 4)	

23. RIGHT OF WAY for road as shown on Map recorded in:

Book	2 of Road Maps
Page	30
For	Santa Rita Road
(Affects Parcels 4 and 5)	

The Names and addresses of the beneficiaries of the
Grantor's trust are as follows:

Dianna Lebrecht
5960 E. Calle DeVito
Tucson, AZ 85750

Annalisa Moore Masunas
135 S. Stratford Drive
Tucson, AZ 85716

1-800-451-4514